



**FOURWAYS COTTAGE, BACK ECCLES LANE
BUXWORTH, HIGH PEAK SK23 7NR**

GASCOIGNE HALMAN



THE AREA'S LEADING ESTATE AGENCY

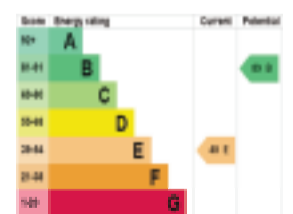
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TOTAL FLOOR AREA: 1239 sq ft (115.1 sqm) approx.
Measurements are approximate. Not to scale. For illustrative purposes only.
Made with Metrepx (2021)



FLOOR PLANS AND SITE MAPS
Not to Scale. For illustration purposes only.

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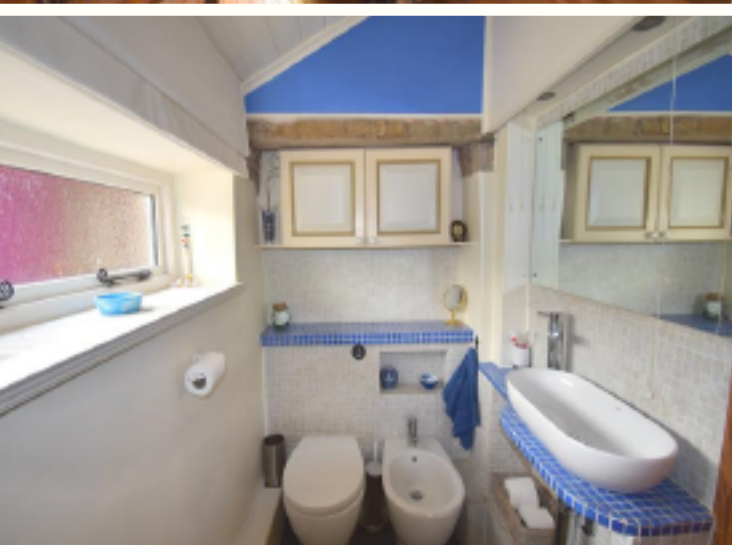


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Buxworth





A CHARACTER STONE DETACHED COTTAGE situated within generous gardens and a semi rural countryside location with **OUTSTANDING VIEWS. BUILT CIRCA 1732** with an addition in 1977 the cottage offers **SPACIOUS LIVING AND DINING/KITCHEN SPACES** and a **LOVELY CONSERVATORY, FOUR bedrooms** and **STUNNING TIERED GARDENS**, vegetable plots, stable and tack room, workshop and gated driveway parking.

'Fourways' was built circa 1732 with an addition in 1977 and offers flexible detached living and bedroom accommodation over two levels which boast many original character features including exposed stone work. Set within a generous plot with garden areas to three sides of the property and a semi rural location which provides countryside views yet it is a ten minute drive to more comprehensive amenities and excellent public transport links. The stone character cottage provides internally to the ground floor an entrance porch, reception hallway, bedroom/office, further bedroom, nicely presented bathroom with a bath and separate shower cubicle, very spacious fitted Dining Kitchen with feature exposed stone incorporating a multi fuel stove and a utility area.

The first floor landing leads you to two double bedrooms, the main one having integral wash/wc area, a delightful sitting room with views across the valley and a good sized conservatory which overlooks the gardens and views. Externally the property is approached via a gated driveway area, one stable/one tack room now used a workshops, coal store and a large workshop. The gardens wrap around the property on slightly different levels and offer a mature planted patio/dining area, a large entertaining decking area (requires work) which provides fabulous views, lawn areas with mature planted borders and specimen tress, ornamental pond, vegetable plots and further garden areas with hedging and views. Although this cottage has a rural feel and aspect it is located on the outskirts of a popular village and a short distance from both Whaley Bridge Town and Chinley village which have good rail links to both Manchester and Sheffield. The property has a septic tank and is heated by LPG.

LOCATION

Set amid the rolling hills of the beautiful Peak District, Buxworth is an ideal location situated close to the picturesque Goyt Valley and it is within close proximity to the beautiful Fernilee and Errwood reservoirs with the Peak Forest Canal at its heart. There is access to many walking paths from the door step and around. The village is close to larger towns and villages with a good selection of shops, public houses and restaurants. There are good commuter links to Manchester and the surrounding towns, by both rail and bus.

DIRECTIONS

From our office on Market Street turn left and proceed to the roundabout at Bridgemont. Turn left and then right immediately before the railway bridge sign posted Buxworth and Chinley. Follow this road and upon entering Buxworth turn right into Brookside Road and

pass the Navigation Pub on the canal. Follow the road over the canal and turn left into Western Lane, continue along the road passing the local football and cricket fields to the very end and turn right. Follow the lane up and where the lanes split the cottage is located within that split.

TENURE

Good Leasehold - 999 years from 1st May 1732 - 707 years remaining- This is for guidance purposes only and has been provided by the seller

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

High Peak Borough Council - Band F

VIEWING

Viewing strictly by appointment through the Agents.